

LOT 69
HAMPTON LAKES PHASE 3
OR 2229/288

FRICKENSTEIN FAM REV LVG TRST/FRICKENSTEIN SCOTT C
85344 FALLEN LEAF DR
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0722-0069-0000



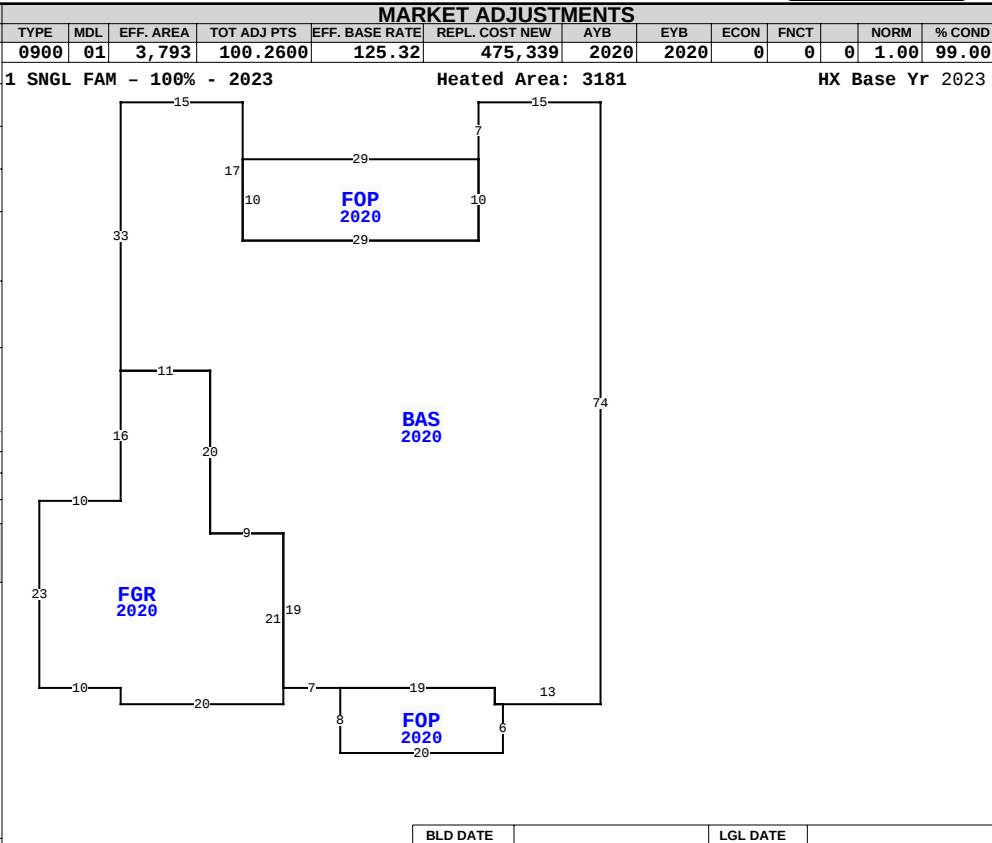
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4085.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,181	100	3,181	394,657
FGR	870	55	478	59,304
FOP	158	30	47	5,831
FOP	290	30	87	10,794
TOTALS	4,499		3,793	470,586

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,168.00	SF	10.00	10.00	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	



85344 FALLEN LEAF DR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
11,563											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	470,586		
TOTAL MARKET OB/XF VALUE	11,563		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	557,149		
SOH/AGL Deduction	5,172		
ASSESSED VALUE	551,977		
TOTAL EXEMPTION VALUE	HX HB VX		
BASE TAXABLE VALUE	496,977		
TOTAL JUST VALUE	557,149		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	535,900		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008564	CO ISSUED	0	09/17/2020
20000601	NEW CONSTR	445,954	01/23/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2573/1452	6/21/2022	WD	Q	I	01
GRANTOR: COLE DOUGLAS A & SHER					SALE PRICE
GRANTEE: FRICKENSTEIN FAMILY					
2396/1981	9/22/2020	SW	Q	I	02
GRANTOR: AVH NORTH FLORIDA LLC					481,900
GRANTEE: COLE DOUGLAS A & SH					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W15 S7 FOP=[YR=2020] W29 S10 E29 N10\$ S10 W29 N17 W15 S33 FGR=[YR=2020] S16 W10 S23 E10 S2 E20 N21 W9 N20 W11\$ E11 S20 E9 S19 E7 FOP=[YR=2020] S8 E20 N6 W1 N2 W19 \$ E19 S2 E13 N74\$.											